

**AGENDA
Zoning Board
Borough of Rumson
January 19, 2016
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. Reorganization:

Swearing in of new and reappointment of current of Zoning Board Members

Election of Chairman

Election of Vice Chairman

Resolution to appoint the Zoning Board Attorney

Resolution to appoint the Zoning Board Engineer

Meeting Schedule 2016

2. The continued application of **Christine Cofone**, 46 Bingham Avenue (Block 30, Lot 8, R-5 Zone) to raze existing residence and construct a new single-family residence at the existing premises. The property is currently non-conforming in Minimum Lot Area 6,000 sf. Required; 4,127 sf. Existing, Minimum Lot Frontage & Width 50 feet Required; 49.5 Existing and Interior Lot Shape 34 feet Required; 13.4 feet Existing. Based on the Board's review and discussion relative to this application at the November 17, 2015 meeting the applicant submitted revised Architectural plan by, Keith Mazurek , A.I.A, 1 sheet, dated 12/05/15 and Site Layout & Grading Plan, 4 sheets, prepared by James A. Kennedy, P.E., dated 11/02/15, revised 12/17/15. Revised plans reflect the following modifications Building Front Setback 35 feet Required; 17.0 feet Original Proposed; 16.4 feet Proposed, Rear Setback 35 feet Required; 10.9 feet Original Proposed; 18.1 feet Proposed, eliminated non-conformity in Maximum Building Coverage 961 sf. Permitted; 1,602.1 sf. Original Proposed; 925.06 sf. Proposed and Maximum Lot Coverage 1,960 sf. Permitted; 2,003.2 sf. Originally Proposed; 1,549.92 sf. Proposed; reduced non-conformity in and Maximum Floor Area 1,650 sf. Permitted; 2,715.08 sf. Originally Proposed; 1,959.47 sf. Proposed. In addition, the proposed driveway width exceeds the permitted driveway width of 17 feet, within required 35 foot front setback; driveway width Proposed 20 feet.

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3. The application of **Rose Lane**, 6 Tyson Lane (Block 75, Lot 3, R-2 Zone) to raze existing residence and construct a new single-family residence at the existing premises. The property is currently non-conforming in Interior Lot Shape 100 feet Required; 86.85 feet Existing. New construction will create no new non-conformities.

4. The application of **Robert & Joann Panza**, 32 Allen Street (Block 32, Lot 8, R-5 Zone) to raze existing residence and construct a new single-family residence at the existing premises. The property is currently non-conforming in Interior Lot Shape 34 feet Required; 24.7 feet Existing. New construction will create non-conformities in Building Front Setback 35 feet Required; 23 feet Proposed, Porch Front Setback 30 feet Required; 16.9 feet Proposed.

ADMINISTRATIVE:

Approval of December 15, 2015 Minutes

Approval of January 19, 2016 Resolutions:

Paul & Pamela McSweeney, 96 Ridge Road (Block 18, Lot 50.01, R-1 Zone)

Shawn & Christine Reynolds, 15 Blackpoint Horseshoe (Block 79, Lot 6, R-2 Zone)

State Shorthand Reporting Service